

VILLAGE OF NORTH UTICA

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

August 22, 2019

www.utica-il.gov

AGENDA

- I. **6:00 p.m.** Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. **6:00 Public Hearing:**

1.) Petition of Bob Cissell and DG Partners LLC, an Illinois Limited Liability Company, d/b/a/ DG Partners Midwest LLC, as Contract Purchaser of property owned by Dee J. Bennett and Bonnie Bennett-Campbell., on a tract of land commonly known as US Rt. 6 and IL Rt. 178 in Utica, IL, currently zoned C-3, seeking approval to subdivide the land and for Variances to the Village of North Utica Zoning Ordinance to allow the construction of a retail store on said parcel.

- a) Consideration of approval to subdivide the current parcel owned by the land owners to create an approx. 1.814-acre parcel in order to construct and operate a retail entity.
- b) Consideration of a Variance to allow the maximum front yard setback of 125' instead of 75' (SEC. 10-8C-5) to avoid impacting a 30' utility easement (sanitary & water mains) along the entire frontage of the property.
- c) Consideration of a Variance from Section 10-14-4 A5.b regarding interior landscaping requirements resulting from off-street parking.
- d) Consideration of such other relief as is necessary to allow the intended Construction and Development.

2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

V. **6:30 Public Hearing:**

1.) Petition of Jason L. Galvan, Owner of property located at 310 Towpath Road, Utica, IL, currently zoned R-1, seeking a Special Use permit requiring certain text amendments to the Village of North Utica Zoning Ordinance, and possible amendment of the Hotel and Motel and / or Bed and Breakfast Ordinances, to allow the operation of a vacation dwelling rental.

- a) Consideration of amendment of Section 10-7A-3 to allow vacation dwelling rentals as a Special Use and the granting of a Special Use permit to the Petitioner, Jason L. Galvan, for property located at 310 Towpath Road, Utica, IL
- b) Consideration, alternatively, to amend the Zoning of the property, located at 310 Towpath Road, Utica, IL, to a classification of R-3, C-1 or C-2; and to grant the Petitioner, Jason L. Galvan, a Special Use to operate as a vacation dwelling rental on the property.
- c) Consideration of such other relief as is necessary to allow operation of a vacation dwelling rental, including any amendments necessary to the Hotel and Motel Ordinance (Sec 3-7-1 et. seq.) and / or the Bed and Breakfast Ordinance (Sec. 3-8-1 et. seq) of the Village, at said property location.

2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

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- VI. Consideration of Approval of Planning Commission Meeting Minutes: 5-23-19
- VII. Old / New Business
- VIII. Public Comment
- IX. Adjournment

POSTED 8-20-19